

IN RE: PETITION FOR ZONING VARIANCE
NW/Corner Stevenson Road and
I-695 (Baltimore Beltway)
(8100 Stevenson Road)
3rd Election District
3rd Councilmanic District
Chizuk Amuno Congregation
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-277-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance filed by the owner of the subject property, Chizuk Amuno Congregation, by its agent, Richard L. Smith. The Petitioner requests relief from Sections 1801.2.B.2 and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and from Section 1, Page 29 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an existing building length of 550 feet overall, more or less, in lieu of the maximum permitted 300 feet, and to permit an existing and proposed building width of 355 feet in lieu of the maximum permitted 300 feet, for the existing building and proposed four (4)-room school addition as more particularly described on Petitioner's Exhibits 1 and 2.

Appearing on behalf of the Petitioner was Richard L. Smith, Professional Engineer with KCI Technologies, Inc. The Petitioner was represented by Benjamin Bronstein, Esquire. There were no Protestants.

Testimony and evidence presented indicated that the subject property, known as 8100 Stevenson Road, consists of 23.3 acres, more or less, zoned D.R. 2, and is the site of the Chizuk Amuno Congregation synagogue and private school. The property is improved with a number of buildings which house the religious and educational facilities for the Congregation. Said property was the subject of prior zoning Case No. 92-414-A in which

the Petitioner was granted approval to erect a double-faced, illuminated sign of 24 sq.ft. in lieu of the permitted 15 sq.ft., non-illuminated sign, on June 9, 1992. The Petitioner now comes before this Zoning Commissioner as a result of a change in State law as it relates to classroom requirements for first grade students. Specifically, the State Fire Code has been amended to require that all first grade classrooms be located on the first floor of the structure in which they are located. In view of the floorplan of the existing building, the Petitioner has found it necessary to erect a classroom addition onto the existing facility, immediately adjacent to the gymnasium. As a result of the proposed construction, the relief requested is necessary in order to amend the previously approved site plan and to bring the property into compliance with same. As the site plan shows, the interconnecting buildings, which must be considered as one building under the zoning regulations, exceed the permitted width and length requirement, thus the variances are needed. It is to be noted that the facility is a self-contained campus. Therefore, the proposed improvements will not impact any of the surrounding locale.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

- 2 -

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of April, 1993 that the Petition for Zoning Variance requesting relief from Sections 1801.2.B.2 and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and from Section 1, Page 29 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an existing building length of 550 feet overall, more or less, in lieu of the

- 3 -

maximum permitted 300 feet, and to permit an existing and proposed building width of 355 feet in lieu of the maximum permitted 300 feet, for the existing building and proposed four (4)-room school addition, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/9/93
By [Signature]

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 2, 1993

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NW/Corner Stevenson Road and I-695 (Baltimore Beltway)
(8100 Stevenson Road)
3rd Election District - 3rd Councilmanic District
Chizuk Amuno Congregation - Petitioner
Case No. 93-277-A

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

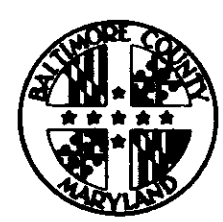
Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File



Petition for Variance

93-277-A
to the Zoning Commissioner of Baltimore County

for the property located at 8100 Stevenson Road
which is presently zoned "DR-2"

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2B2, 504.2 of the BCZR and Section 1, Page 29 of the CMDP (Non-Residential Principal Buildings in a DR Zones)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See Attached Statement

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City

State

Zip

Phone

Business

Home

Mobile

Other

Other

Other

Other

Other

Other

Other

Other

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Chizuk Amuno Congregation

(Type or Print Name)

Signature

Address

City

State

Zip

Phone

Business

Home

Mobile

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

93-277-A

STATEMENT TO ACCOMPANY PETITION FOR VARIANCES

The petitioner is requesting variances to the BCZR and CMDP to allow an existing building length to be 550'± overall in lieu of the allowed 300' which is a variance of 250'±; and to allow an existing and proposed building width of 355'± in lieu of the allowed 300' which is a variance of 55'±.

The petitioner is seeking relief from the BCZR and CMDP in that to comply causes undue hardship and practical difficulty to the petitioner.

The subject property is improved with a synagogue and hebrew school integrated into a complex of school buildings, gymnasium, school and synagogue offices, chapel, main sanctuary, food preparation areas, meeting halls and an enclosed courtyard. All these facilities are interconnected by hallways and stairs so that there is a total building length and width as described above. Further, it is proposed to add 4 (four) room school addition to the south wall of the existing gymnasium. This addition will increase the overall building width to 355'±. The 4 (four) classrooms are required in order to comply with the Baltimore County Fire Departments request to place all first grade children in ground floor classrooms instead of being on an upper floor.

With the present school plant and the projected school curriculum and pupil enrollment the only means available to meet the fire departments request is to add the 4 (four) classrooms as shown on the plan accompanying this petition.

To not add the classrooms will force the school to totally relocate all it's classes and will force it to completely restructure the activities of the students.

Lastly, to comply to the BCZR and the CMDP would require major alterations to the existing physical plant which in a practical manner cannot be done.

ORDER RECEIVED FOR FILING
Date 4/9/93
By [Signature]

NO REVIEW
2-17-93 WCR

ESTIMATED LENGTH OF HEARING
On following date: _____
ALL OTHER: _____
REVIEWED BY: _____ DATE: _____



93-277-A

ZONING DESCRIPTION OF
THE CHIZUK AMUNO SYNAGOGUE SITE
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

COMMENCING at the intersection of the centerlines of Manor Hill Road and Stevenson Road, thence running on the centerline of Stevenson Road North 08 degrees 22 minutes 45 seconds East 100.00 feet thence to the west side of Stevenson Road, North 81 degrees 37 minutes 15 seconds West 20.00 feet to the Point of Beginning of this description, thence binding on the westerly side of Stevenson Road, 2 courses,
(1) South 19 degrees 41 minutes 21 seconds West 101.98 feet thence
(2) South 08 degrees 22 minutes 45 seconds West 650.00 feet to the northerly side of the Baltimore Beltway, thence binding on said Beltway, 4 courses,
(3) South 73 degrees 30 minutes 18 seconds West 174.26 feet thence
(4) South 81 degrees 40 minutes 20 seconds West 146.46 feet thence
(5) South 82 degrees 04 minutes 38 seconds West 313.58 feet thence



Description
The Chizuk Amuno Synagogue Site
February 12, 1993
Page 2

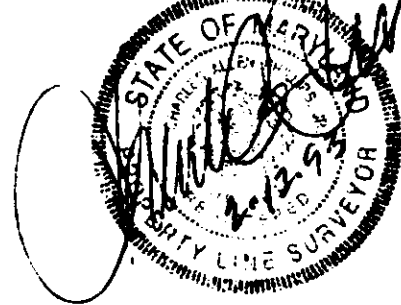
93-277-A

- (6) South 84 degrees 51 minutes 45 seconds West 391.38 feet to the east side of Templegate, thence leaving said Beltway and binding on Templegate, 3 courses,
(7) North 05 degrees 08 minutes 15 seconds West 559.59 feet, thence
(8) North 49 degrees 50 minutes 48 seconds East 389.45 feet thence
(9) Northerly by a curve to the left 283.75 feet, said curve having a radius of 300.00 feet and a chord of North 22 degrees 45 minutes 03 seconds East 273.29, feet thence leaving Templegate
(10) North 85 degrees 39 minutes 18 seconds East 825.21 feet to the west side of Stevenson Road, thence binding on Stevenson Road
(11) South 08 degrees 22 minutes 45 seconds West 237.51 feet to the point of beginning.

CONTAINING 23.2794 acres of land more or less.

BEING part of a deed dated June 1, 1953, from the Stevenson Corporation to the Baltimore Hebrew Chizuk Amuno Congregation of Baltimore City, which is recorded among the Land Records of Baltimore County, Maryland in Liber GBL 2303 at Folio 265.

AP/dgj KCI Job No. 01-85346A February 12, 1993



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 3rd Date of Posting: 3/12/93
Posted for: Chizuk Amuno Congregation
Petitioner: Chizuk Amuno Congregation
Location of property: 111 W. Stevenson Rd. & E. 1st
Location of Sign: 111 W. Stevenson Rd. & E. 1st
Remarks:
Posted by: AP/dgj Date of return: 3/19/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 314 1993

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 314, 1993.

THE JEFFERSONIAN,

S. Zate Orlan
Publisher

\$63.22

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

93-277-A receipt

Account: R-001-6180

Number

Date

DATE

PUBLISHED IN THE JEFFERSONIAN

DATE

DATE

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

Date

DATE

PUBLISHED IN THE JEFFERSONIAN

DATE

DATE

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84 CQ03:DBPM03-19-93 \$63.22
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

MAR 01 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-277-A (Item 285)
MAC Stevenson Road & I-695
8100 Stevenson Road
3rd Election District - 3rd Councilmanic
Petitioner(s) Chizuk Amuno Congregation
HEARING: THURSDAY, APRIL 1, 1993 at 11:00 a.m. in Rm. 118, Old Courthouse.

Variance to allow existing building length to be 550' +/- overall in lieu of the allowed 300 feet and to allow an existing and proposed building width of 355' +/- in lieu of the allowed 300 feet.

Carl J. Jablon
Arnold Jablon
Director

cc: Richard L. Smith
Stanley Kinch
Benjamin Branstain, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 18, 1993

Mr. Richard L. Smith
126 Othoridge Road
Lutherville, MD 21093

RE: Case No. 93-277-A, Item No. 285
Petitioner: Chizuk Amuno Congregation
Petition for Variance

Dear Mr. Smith:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on February 17, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

2-26-93

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: + 285 (WCR)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

2400penitentiary for Impaired Hearing or Speech
383-7558 Baltimore Metro - 888-8451 D.C. Metro - 1-800-482-5883 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21202-8717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: March 4, 1993

SUBJECT: 8100 Stevenson Road

INFORMATION:

Item Number: 285

Petitioner: Chizuk Amuno Congregation

Property Size:

Zoning: D.R. 2

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The Office of Planning and Zoning supports the applicant's request since the Chizuk Amuno Congregation property is a self-contained campus setting and the improvement to the property will not impact any community.

Prepared by: Jeffrey M. L.

Division Chief: Carol L. Kern

PK/JL:lw

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

MARCH 11, 1993 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CHIZUK AMUNO CONGREGATION
Location: #8100 STEVENSON ROAD
Item No.: +285 (WCR) Zoning Agenda: MARCH 1, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Carl J. Glazer
Planning Group
Special Inspection Division

JP/NEKH

Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3551

Provisional Approval
Permit No. 93-285 DATE: Feb 17, 1993

LOCATION: 8100 Stevenson Rd
CHIZUK AMUNO CONGREGATION

The issuance of this permit is in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions:
(Please check appropriate box(es))

☒ Owner has filed for a public hearing, Item # 285.

☐ Owner must file for a public hearing within _____ days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.

☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within _____ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above-referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accept full financial liability in the matter.

Carl J. Glazer
DIRECTOR OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the Zoning Commission if applicable in this matter. I also hereby certify that I the undersigned am in fact the owner and if applicable the contract purchaser and not just a agent for same.

Signed: Lowell Glazer Signed: Chizuk Amuno
Owner Contract Purchaser
(Please print clearly) (Please print clearly)

Name: Lowell Glazer Name: Chizuk Amuno
Address: 8100 Stevenson Rd Address: 8100 Stevenson Rd
Work Phone: 410-286-4300 Work Phone: 410-286-4300
Home Phone: 410-286-4300 Home Phone: 410-286-4300

LOWELL GLAZER 410-286-4300 285 P. 01

Chizuk Amuno Congregation
8100 Stevenson Road
Pikesville, MD 21086
February 9, 1993

Mr. Arnold Jablon
Administrator and Director of
Zoning Management-Baltimore County
Towson, MD 21204

Dear Mr. Jablon:

We recently applied for a construction permit (B153050, Control #C-0087-93) for an addition to our school building.

It is my understanding that a zoning variance is required to permit a building elevation within in excess of 300 feet. The new addition is 360 feet.

I understand that you can grant a conditional release of the building permit until the commission can grant a permanent variance.

Due to our increased school enrollment and a school starting date of September 1993, time is of the essence to begin construction. In addition a Baltimore County fire inspection of the premises indicated all 1st grade children had to be moved to the first floor classrooms. In order to comply with the fire department order we have to build a 4 classroom addition as no other classrooms are available. With these reasons in mind, I urgently request your permission at your earliest convenience.

A formal application for the variance is being prepared and will be submitted as soon as possible. The Chizuk Amuno Congregation will guarantee all necessary steps will be taken to complete the zoning process as required.

Sincerely,
Lowell Glazer
President
Chizuk Amuno Congregation

Permit B153050
C-0087-93

Item #285
93-277-A

To: BALTO. Co. Office of Zoning
FROM: RICHARD L. SMITH
SUBJECT: CHIZUK AMUNO VARIANCE PETITION
DATE: FEB 16, 1993

This is to inform the Office of Zoning that due to various reasons being on vacation at this time I have signed the petition as agent on behalf of the Chizuk Amuno Congregation. Upon the return of the President of the Congregation & Legal Counsel for them I will have both sign the Variance Petitions.

It is expected that the President & Counsel will be returning to Baltimore the week of February 22nd 1993.

Richard L. Smith

285

IMPORTANT MESSAGE

TO: ALMA
DATE: 2/10/93 TIME: 3:05 PM
WHILE YOU WERE OUT
M. ERIC BLAKER
OF: Phone: 201-9925
Area Code: 653-6342
TELEPHONED: ☒ PLEASE CALL ☒
CALLED TO SEE YOU: ☐ WILL CALL AGAIN: ☐
WANTS TO SEE YOU: ☐ URGENT: ☐
RETURNED YOUR CALL: ☐
REMARKS: 4 GLASS BOON
Personal Appraisal to Dick
to Early Hearing Date
Reported Call Dick S.
Reported Call Dick S.
Operator: _____

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

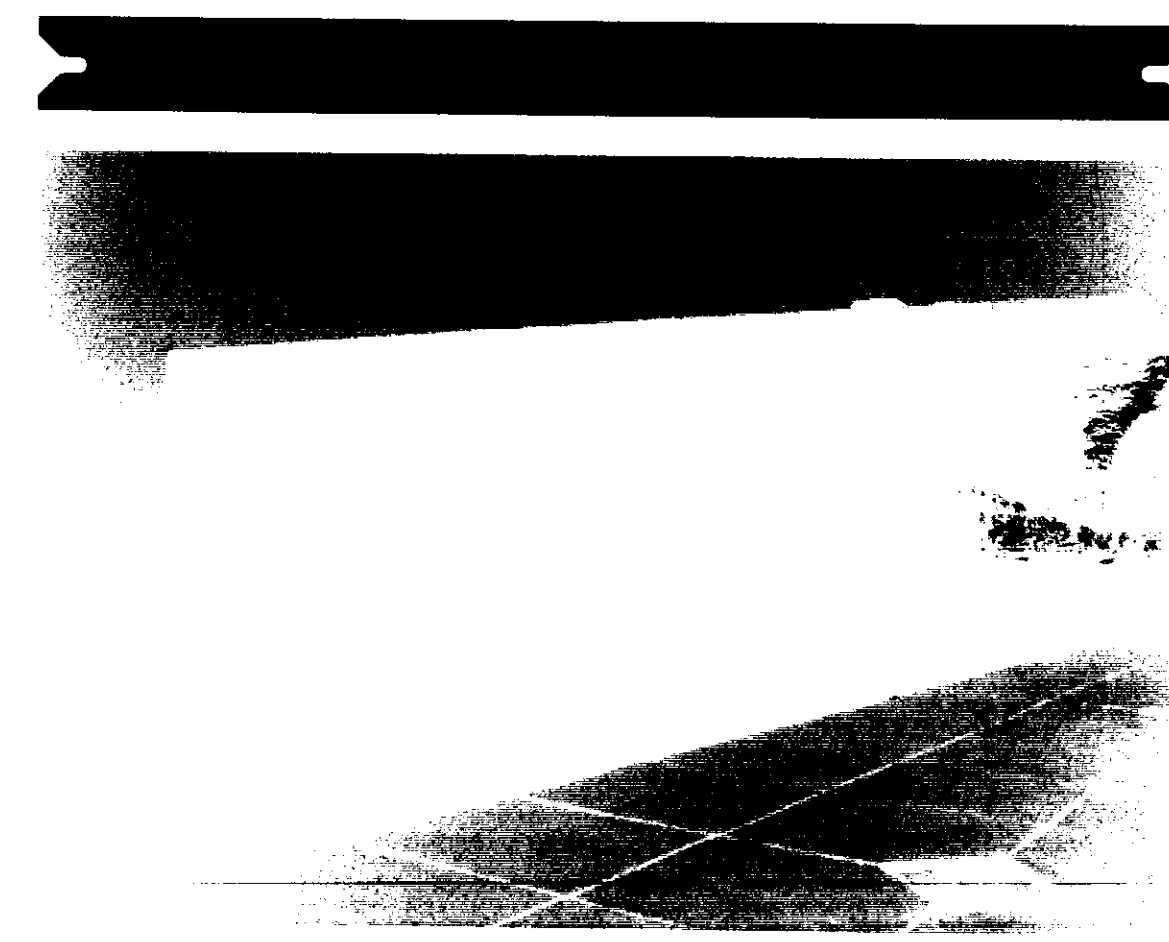
NAME ADDRESS

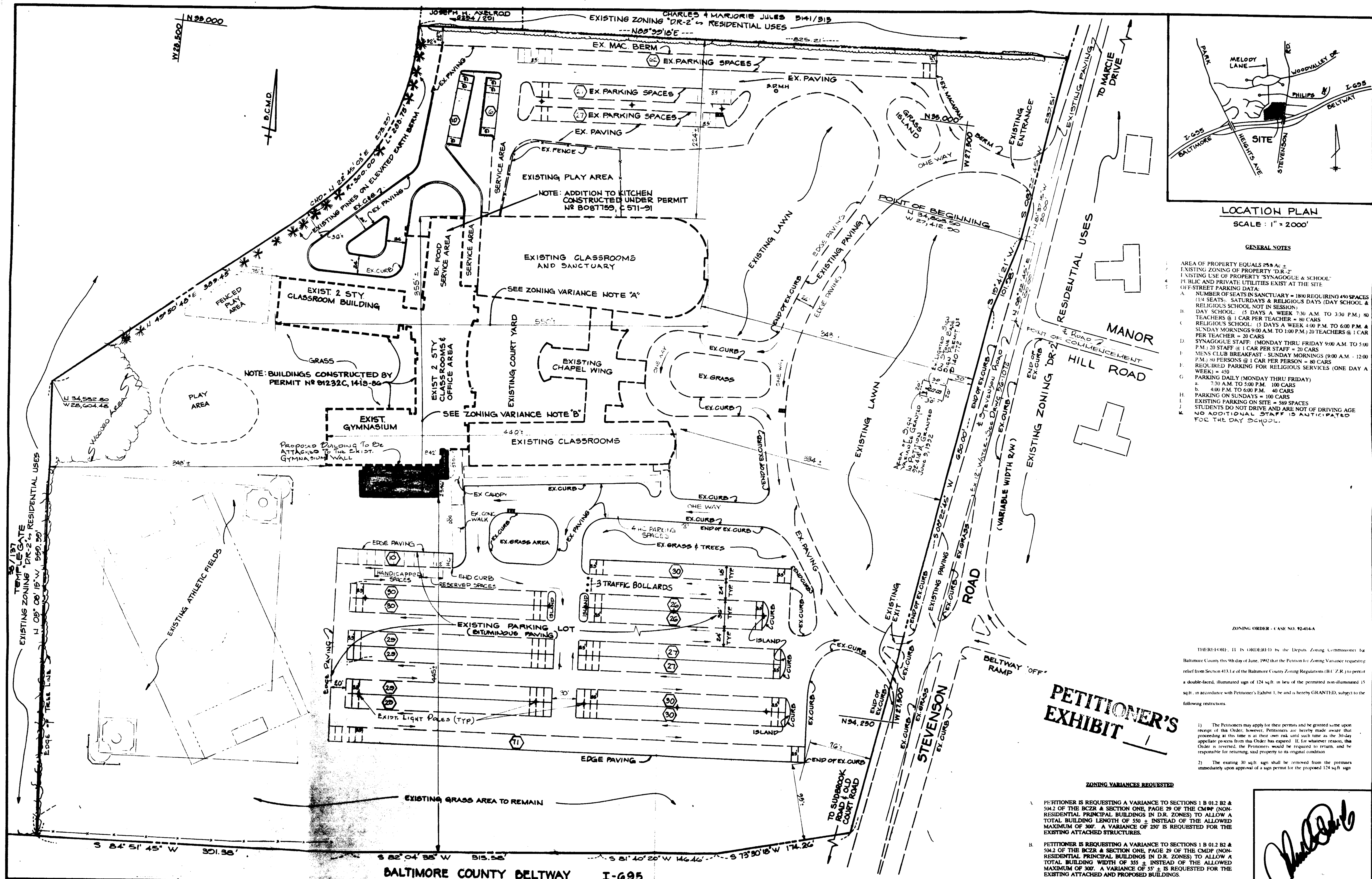
Richard L. Smith KCI Technologies, Inc.
Benjamin Bronstein 1030 Commonwealth Rd. 21204
2900 Susquehanna Ave. Towson Md 21204

1301 286-0000

LAW OFFICES
EVANN, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

BENJAMIN BRONSTEIN
ATTORNEY





LOCATION PLAN
SCALE: 1" = 2000'

GENERAL NOTES

AREA OF PROPERTY EQUALS 550 ± A.
EXISTING ZONING OF PROPERTY "D-2"
EXISTING USE OF PROPERTY "SYNAGOGUE & SCHOOL"
B. PUBLIC AND PRIVATE UTILITIES EXIST AT THE SITE
OFF STREET PARKING D.
A. NUMBER OF SEATS IN SANCTUARY = 180 REQUIRING 450 SPACES
(14 SEATS, SATURDAYS & RELIGIOUS DAYS (DAY SCHOOL &
RELIGIOUS SCHOOL) NOT IN SESSION)
B. DAY SCHOOL = 5 DAYS A WEEK, 7:30 A.M. TO 3:30 P.M.) 80
TEACHERS @ 1 CAR PER TEACHER = 80 CARS
(RELIGIOUS SCHOOL, 5 DAYS A WEEK 4:00 P.M. TO 6:00 P.M. &
7 DAYS WORKING (SUNDAY 10:00 A.M. TO 1:00 P.M.) 20 TEACHERS @ 1 CAR
PER TEACHER = 20 CARS
C. MENUS CLUB BREAKFAST (MONDAY THRU FRIDAY 9:00 A.M. TO 5:00
P.M.) START 1:00 P.M. PER STAFF = 20 CARS
D. MENUS CLUB BREAKFAST (MONDAY THRU FRIDAY 9:00 A.M. TO 5:00
P.M.) 80 PERSONS @ 1 CAR PER PERSON = 80 CARS
E. REQUIRED PARKING FOR RELIGIOUS SERVICES (ONE DAY A
WEEK) = 450
G. PARKING DAILY (MONDAY THRU FRIDAY)
A. 7:30 A.M. TO 5:00 P.M. 100 CARS
B. 4:00 P.M. TO 6:00 P.M. 100 CARS
H. PARKING ON SUNDAYS = 100 CARS
I. EXISTING PARKING ON SITE = 580 SPACES
J. STUDENTS DO NOT DRIVE AND ARE NOT OF DRIVING AGE
K. NO ADDITIONAL PARKING IS ANTICIPATED
FOR THE DAY SCHOOL.

ZONING ORDER, CASE NO. 92-414-A

THEFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of June, 1992 that the Petition for Zoning Variance requesting relief from Section 413.1.c of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a double-faced, illuminated sign of 124 sq.ft. in lieu of the permitted non-illuminated 15 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions.


- 1) The Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The existing 30 sq.ft sign shall be removed from the premises immediately upon approval of a sign permit for the proposed 124 sq.ft. sign.

**PETITIONER'S
EXHIBIT**

ZONING VARIANCES REQUESTED

A. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1 B 01 2 B2 & 504.2 OF THE BCZR & SECTION ONE, PAGE 29 OF THE CMAP (NON-RESIDENTIAL PRINCIPAL BUILDINGS IN D.R. ZONES) TO ALLOW A 10' VARIANCE IN BUILDING HEIGHT. INSTEAD OF THE ALLOWED MAXIMUM OF 300'. A VARIANCE OF 250' IS REQUESTED FOR THE EXISTING ATTACHED STRUCTURES.

H. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1 B 01 2 B2 & 504.2 OF THE BCZR & SECTION ONE, PAGE 29 OF THE CMAP (NON-RESIDENTIAL PRINCIPAL BUILDINGS IN D.R. ZONES) TO ALLOW A 10' VARIANCE IN BUILDING HEIGHT. INSTEAD OF THE ALLOWED MAXIMUM OF 300'. A VARIANCE OF 55' IS REQUESTED FOR THE EXISTING ATTACHED AND PROPOSED BUILDINGS.



Building A P	DATE	REVISIONS
Check RLS		
Design RLS		
Check RLS		



KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
1000 S. WILLOW BRIDGE ROAD
SOUTH BEND, INDIANA 47204-0100 317-331-5800

COUNCILMANIC DIST. 3 TAX ACCT. NO 05-02-002515
CENSUS TRACT 40302.02 CENS. WAIVER GRANTED
WATERSHED 24 10/12/05; NO W-05-151
SUBSEWER SHED 59 LIMITED EXEMPTION
UNID. DIST. 0000 0000 GRANTED \$179,000

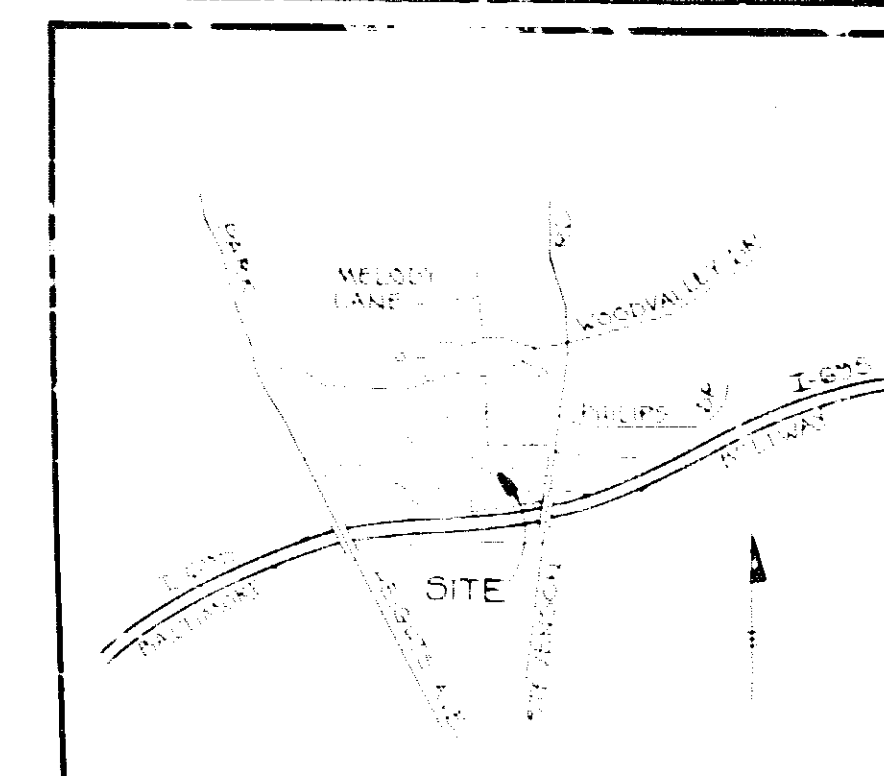
OWNER/DEVELOPER:
CHIZUK AMINO CONGREGATION
8100 STEVENSON ROAD
PIKEVILLE, MARYLAND, 21208

**OVERALL SITE PLAN & PLAN TO ACCOMPANY PETITION FOR VARIANCES
CHIZUK AMUNO SYNAGOGUE**

SHEET	DATE	JOB
1	FEB. 12, 1993	NUMBER
OF	SCALE	
1	1" = 50'	01-85346 A

[illegible]

- 1 SITE ADDRESS: 15 AC.
- 2 EXISTING ZONING: DR2
- 3 EXISTING USE: PRIVATE SCHOOL / SYNAGOGUE
- 4 PROPOSED USE: SAME - WITH ADDITIONS
- 5 STORM WATER MANAGEMENT REQUIREMENTS
EXEMPTED BY BALTO CO. DEC. APRIL 25th, 1986
- 6 THE SITE IS LOCATED WITHIN THE FOLLOWING AREAS
AND DISTRICTS:
CONGRESSIONAL DISTRICT #3
GENEVA TWP. C4.0B2.02
WATERSHED 24
SUBDIVIDED 55
- 7 DATE OF JRG WAIVER: OCT 10, 1985
- 8 * INDICATES EXISTING LAMP POST
- 9 ALL DISTURBED AREA OUTSIDE OF BLDGS &
PAVING AREA TO BE SEEDED & MULCHED
- 10 ALL ON-SITE UTILITIES ARE PRIVATE.



VICINITY MAP
Scale 1:2000

TEMPLEGATE
EIR, JR. 25/137
ZONING DR2

EXISTING BUILDING
 EE 350.05'
 BE 340.04'
 GROUND IS 400.00 FT.
 E 30,990.00 FT.
 W 10,990.00 FT.
 N 33,333.33 FT.

EXIST.
39,430 S.F.
B.P.
2ND FLOOR
9,320 S.F.

40 SQ. FT.
50 SQ. FT.

EXIST. GYMNASIUM F.F. 5B2.00
N 34.500
Prop. BUIL
ATTACHED
GYMNASIUM

LAY ONLY THAT LENGTH OF
SEWER WHICH CAN BE BACKFILLED
& STABILIZED WITHIN ONE
WORKING DAY

PROF 4" / SAN
SEE PROFILE SHIT 2 OF 2)

OWNER/DEVELOPER
CHIZUK AMONO CONGREGATION
8100 STEVENSON ROAD
BALTIMORE CO, MD 21208
LISEK FOLIO 8303-203
TXL ACCT: 03-02-003575

SITE PLAN

CHIZUK AMUNO ADDITION

BALTIMORE POLICE
JAN 17 1983
EXHIBIT 02

2-11-93	Paul Harvey for BATO Co. Office of Young Comments	1
DATE	REVISION	NO